

EXHIBIT A

MITIGATION, MONITORING, AND REPORTING PROGRAM

1.1 INTRODUCTION

As the lead agency under CEQA, the City of Huntington Beach (City) is required to adopt a program for reporting or monitoring regarding the implementation of mitigation measures to ensure that the adopted mitigation measures are implemented as defined in the Subsequent Environmental Impact Report (SEIR) and listed in Table 1-1. This lead agency responsibility originates in Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 (Mitigation Monitoring or Reporting).

1.2 MONITORING AUTHORITY

The purpose of a Mitigation Monitoring and Reporting Program (MMRP) is to ensure that measures adopted to mitigate or avoid significant impacts are implemented. An MMRP can be a working guide to facilitate not only the implementation of mitigation measures by the project proponent, but also the monitoring, compliance, and reporting activities of the City and any monitors it may designate.

The City may delegate duties and responsibilities for monitoring to other environmental monitors or consultants as deemed necessary, and some monitoring responsibilities may be assumed by responsible agencies, such as affected jurisdictions and cities. The number of construction monitors assigned to the project will depend on the number of concurrent construction activities and their locations. The City or its designee(s), however, will ensure that each person delegated any duties or responsibilities is qualified to monitor compliance.

It is the responsibility of the environmental monitor assigned to ensure that appropriate agency reviews and approvals are obtained. The City or its designee will also ensure that any deviation from the procedures identified under the monitoring program is approved by the City. Any deviation and its correction shall be reported immediately to the City or its designee by the environmental monitor assigned.

1.3 ENFORCEMENT RESPONSIBILITY

The City is responsible for enforcing the procedures adopted for monitoring through the environmental monitor assigned to each construction area. Any assigned environmental monitor shall note problems with monitoring, notify appropriate agencies or individuals about any problems, and report the problems to the City or its designee.

1.4 MITIGATION COMPLIANCE RESPONSIBILITY

The applicant is responsible for successfully implementing all the mitigation measures in the MMRP, and is responsible for assuring that these requirements are met by all of its construction contractors and field personnel. Standards for successful mitigation are implicit in many mitigation measures that include such requirements as obtaining permits or avoiding a specific impact entirely. Other mitigation measures include detailed success criteria. Additional mitigation success thresholds will be established by applicable agencies with jurisdiction through the permit process and through the review and approval of specific plans for the implementation of mitigation measures.

1.5 GENERAL MONITORING PROCEDURES

Environmental Monitors. Many of the monitoring procedures will be conducted during the construction phase of the project. The City and the environmental monitor(s) are responsible for integrating the mitigation monitoring procedures into the construction process in coordination with the applicant. The environmental monitor is responsible for ensuring that all procedures specified in the monitoring program are followed.

Construction Personnel. A key feature contributing to the success of mitigation monitoring will be obtaining the full cooperation of construction personnel and supervisors. Many of the mitigation measures require action on the part of the construction supervisors or crews for successful implementation. To ensure success, the following actions, detailed in specific mitigation measures, will be taken:

- Procedures to be followed by construction companies hired to do the work will be written into contracts between the applicant and any construction contractors. Procedures to be followed by construction crews will be written into a separate document that all construction personnel will be asked to sign, denoting agreement.

- One or more pre-construction meetings will be held to inform and train construction personnel about the requirements of the monitoring program.

General Reporting Procedures. Site visits and specified monitoring procedures performed by other individuals will be reported to the environmental monitor assigned. A checklist will be developed and maintained by the environmental monitor to track all procedures required for each mitigation measure and to ensure that the timing specified for the procedures is adhered to. The environmental monitor will note any problems that may occur and take appropriate action to rectify the problems.

1.6 MITIGATION MONITORING AND REPORTING TABLE

Table 1-1 lists the full text of mitigation measures identified for each environmental discipline plus documentation, monitoring activity, timing of implementation, and responsible monitor.

Table 1-1, Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
OPERATIONAL IMPACTS						
GEOLOGY, SOILS, AND SEISMICITY						
GEO-1 A subsurface fault investigation shall be performed in accordance with California Geological Survey Note 49 to assess the nature and extent of possible surface-fault rupture across the southern portion of the site. If evidence for potential fault-surface rupture is found, an appropriate “setback” for structures from the zone of surface faulting will be required.	Subsurface fault investigation	Review of subsurface fault investigation/survey Confirmation appropriate “setback” is implemented, if necessary	Prior to construction	City Public Works Dept.		
GEO-2 The potential for lateral spread shall be investigated as part of the site-specific geotechnical investigation for the project. The geotechnical report shall identify that geotechnical observation, laboratory testing, or both be completed during grading to identify areas of highly expansive soils and to determine the actual expansion potential of finish-grade soils. Compressible soils in areas that have the potential for lateral spread will require removal and recompaction in areas of proposed improvements or future fill per the specifications of a California-licensed engineer.	Geotechnical investigation and report identifying areas of highly expansive soils and to determine the actual expansion potential of finish-grade soils	Review geotechnical investigation results/report. Confirmation that necessary measures are taken during grading	Prior to construction	City Public Works Dept.		
GEO-3 A certified engineer shall ensure that all structures associated with the proposed	Building plans	Review and approve	Prior to issuance of	City Planning and Building		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
desalination facility have been designed to withstand the “design-level” earthquake, as set forth in the latest edition of the Uniform Building Code, prior to the issuance of grading permits. In addition, the project must follow the site specific geotechnical report and the professional engineer’s recommendations.		building plans	grading permits	Dept. and applicant/ designated certified engineer		
GEO-4 A California-licensed Civil Engineer (Geotechnical) shall prepare and submit to the City a detailed soils and geotechnical analysis with the first submittal of the grading plan. This analysis shall include soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction and landscaping. The grading plan for the proposed project shall contain the recommendations of the final soils and geotechnical report. The recommendations shall be implemented in the design of the project, including but not limited to the measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control,	Soils and geotechnical analysis	Review a soils and geotechnical analysis with grading plan	First submittal of the grading plan	City Public Works Dept. and designated California-licensed Civil Engineer (Geotechnical)		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
shoring and internal bracing, and plan review.						
GEO-5 The use of Type V cement shall be used for concrete, and special coatings or other measures should be used to protect metal pipes against the effects of corrosion.	Contract specifications	Review of contract specifications to ensure use of Type V cement and other measures to protect metal pipes against corrosion	Prior to and during construction	City Public Works Dept. and applicant/ designated construction contractors		
GEO-6 Depending upon the construction methods dewatering may be required in order to safely excavate the sites of the proposed below groundwater facilities, and may require some form of lateral support. Groundwater pumped from the dewatering wells will need to meet National Pollutant Discharge Elimination System permit requirements before it is discharged (refer to Section 4.9, Construction-Related Impacts). In order to prevent the buried tanks (and certain pipelines) from “floating” when water levels in the tanks/pipelines are drawn down, it will be necessary to either “anchor” them down, add additional weight to the tanks/pipelines themselves, and/or add sufficient soil surcharge across the top of the tank/pipelines.	Construction plans	Review construction plans to ensure buried tanks are anchored or other method is used to prevent floating	Prior to/during construction	City Public Works Dept. and designated construction contractors		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
GEO-7 Compressible soils in areas that have the potential for lateral spread will require removal and recompaction or future fill per the specifications of a California-licensed engineer. This process will require dewatering and support of walls of excavation or use of deep foundations such as stone columns or piles and grade beams to support proposed structures.	Construction plans	Review construction plans to ensure lateral spread in areas with compressible soils is prevented	Prior to/during construction	City Planning and Building Dept. and designated California-licensed engineer		
GEO-8 The proposed project shall incorporate recommended measures of the final soils and geotechnical/seismic analysis to stabilize structures from on-site soils known to be prone to liquefaction. Typical methods include, but are not limited to: <ul style="list-style-type: none"> • Over-excavation and recompaction of soils • In situ soil densification, such as vibro-flotation or vibro-replacement (i.e., stone columns) • Injection grouting • Deep soil mixing. 	Construction plans	Review final soils and geotechnical/seismic analysis and construction plans to ensure structures from on-site soils known to be prone to liquefaction are stabilized	Concurrent with submittal of first grading plan	City Planning and Building Dept. and applicant/ designated construction contractors		
GEO-9 A California-licensed Civil Engineer (Geotechnical) shall prepare and submit to the City a detailed soils and geotechnical analysis with the first submittal of the grading plan. This	Soils and geotechnical analysis	Review soils and geotechnical analysis,	Concurrent with submittal of first grading plan	City Public Works Dept. and designated California-		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
analysis shall include soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction and landscaping. The grading plan prepared for the proposed project shall contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project including but not limited to measures associated with site preparation, fill placement, temporary shoring, and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement types and corrosion measures, erosion control, shoring and internal bracing and plan review.		including soil sampling and laboratory testing		licensed Civil Engineer (Geotechnical)		
HYDROLOGY, DRAINAGE, AND STORMWATER RUNOFF						
HWQ-1 The City of Huntington Beach shall require that prior to the issuance of grading permits the applicant's Licensed Civil Engineer prepare a hydrology and hydraulic study to identify the effects of potential stormwater runoff from the project on the existing storm drain flows for the 10-, 25-, and 100-year design storm events. The study shall identify existing runoff	Hydrology and hydraulic study	Review hydrology and hydraulic study identifying the effects of potential stormwater runoff from the	Prior to the issuance of grading permits	City Public Works Dept. and applicant's Licensed Civil Engineer		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
and proposed runoff, in addition to existing storm drain system capacity at the site discharge location to the nearest down-gradient main junction. The applicant shall design site drainage and document that the proposed project would not increase peak storm event flows over existing conditions for the design storm events.		project on the existing storm drain flows for the 10-, 25-, and 100-year design storm events				
HWQ-2 Prior to the issuance of building permits (not including demolition permits), an appropriate on-site drainage system that integrates permanent stormwater quality features shall be installed for the project.	Construction plans	Review construction plans and ensure on-site drainage system that integrates permanent stormwater quality features is installed	Prior to the issuance of building permits (not including demolition permits)	City Public Works Dept. and applicant/ designated contractors		
HWQ-3 Prior to issuance of grading permits, the applicant shall submit to the City for approval a plan outlining the specific planning measures to be taken to minimize or reduce risks to property and human safety from tsunami during operation. Planning measures could include, but not be limited to, the following: (a) Provision of tsunami safety information to all facility personnel, in addition to posting signage on site;	Plan to minimize risks of tsunami	Review plan to minimize or reduce risks to property and human safety from tsunami during operation	Prior to issuance of grading permits	City Fire Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
(b) identification of the method for transmission of tsunami watch and warnings to facility personnel and persons on the site in the event a watch or warning is issued; and (c) identification of an evacuation site for persons on site in the event of a tsunami warning.						
NOISE						
NOI-1 All pumps located outdoors (i.e., seawater intake pumps, filter effluent transfer pumps, and stand-alone pumps) shall be located within enclosed structures with adequate setback and screening, as necessary, to achieve acceptable noise levels at the property lines of nearby residences in accordance with the City of Huntington Beach's Noise Ordinance. Once the stationary noise sources have been installed, noise levels shall be monitored to ensure compliance with the City's Noise Ordinance. If stationary noise sources exceed levels specified in the City's Noise Ordinance, an acoustical engineer shall be retained by the project applicant to install additional noise attenuation measures in order to meet the applicable noise standard.	Building plans	Review building plans and ensure outdoor pumps are installed within enclosed structures Monitor after installation to ensure compliance with Noise Ordinance	During installation of outdoor pumps and during operation	City Planning and Building Dept. and applicant		
Public Services and Utilities						
PSU-1 The applicant shall coordinate with the City of Huntington Beach's recycling	Construction and operation plans	Review construction	Prior to construction	City recycling representative		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
representative to ensure that the proposed project is in compliance with the City's waste reduction and recycling program.		and operation plans to ensure compliance with waste reduction and recycling program		and applicant		
PSU-2 Prior to the issuance of a grading permit, the applicant shall prepare a waste reduction plan for the generation of construction and operational waste from the proposed project. This plan will be submitted to the recycling coordinator from the City of Huntington Beach, who will ensure that Assembly Bill 939 requirements are properly addressed.	Waste reduction plan	Review and approve waste reduction plan to ensure Assembly Bill 939 requirements are properly addressed	Prior to the issuance of a grading permit	City recycling coordinator and applicant		
Aesthetics/Light and Glare						
ALG-1 The applicant shall submit full design details pursuant to City of Huntington Beach requirements for design review submittals that will specify architectural treatments that minimize visual impacts. The design shall specify the following: <ul style="list-style-type: none"> For areas visible from adjacent, existing, or proposed residential areas, exterior mechanical equipment shall be screened from view on all sides, and rooftop mechanical 	Design plan that specifies architectural treatments that minimize visual impacts	Review design plan and ensure architectural treatments minimize visual impacts	Prior to construction	City Planning and Building Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>equipment shall be set back 15 feet from the exterior edges of the building.</p> <ul style="list-style-type: none"> • Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, duct-work, and transformers. • Said screening shall be architecturally compatible with the building in terms of materials and colors. • If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing screening must be submitted for review and approval with the application for building permit(s). 						
<p>ALG-2 The applicant shall submit a lighting plan to be reviewed and approved by the City. The plan shall:</p> <ul style="list-style-type: none"> • Specify that light intensity for outdoor lighting shall be limited to that necessary for adequate security and safety. • Demonstrate that outside lighting shall 	Lighting plan	Review lighting plan	Prior to construction	City Planning and Building Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
be directed to prevent spillage onto adjacent properties.						
PRODUCT WATER QUALITY						
PW-1 Prior to project operations, the applicant shall obtain all required drinking water permits from the California Department of Health Services. These permits are anticipated to consist of the following: <ul style="list-style-type: none"> • A Wholesale Drinking Water Permit (on August 10, 2002, the California Department of Health Services issued a conceptual approval letter for the Seawater Desalination Project at Huntington Beach) • An Administrative Change to Retail Agencies' Drinking Water Permit (to include desalinated water from the proposed project as an approved source of supply for the California Department of Health Services). 	Drinking water permits	Review required drinking water permits	Prior to operation	City Planning and Building Dept. and applicant		
PW-2 During final design of the proposed project, the applicant shall incorporate the following six provisions to protect water quality in the event of "non-routine" operations (defined as operations such as seawater emergency intake pump shutdowns and failures, electricity equipment malfunctions, excessively high	Design plans	Review design plans and ensure provisions are incorporated to protect water quality in the	Prior to construction	City Planning and Building Dept., Public Works Dept., and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>temperature of the cooling water, etc.):</p> <ul style="list-style-type: none"> • <u>Automatic Control Interlock between HBGS Pumps and Desalination Facility Intake Pumps</u>: The shutdown controls of the desalination facility intake pumps shall be interlocked with the HBGS pumps so that during co-location, when HBGS pump operation is discontinued to prepare for heat treatment, non-routine, or even routine pump shutdown, this would automatically trigger an alarm at the desalination facility along with shutdown of the desalination intake pumps. After this emergency shutdown, the intake pumps shall be started up manually, and the operations staff would be required to check the reason of shutdown with the HBGS staff before restarting the treatment facility intake pumps. • <u>Continuous Intake Pump Flow Measurement Devices</u>: Seawater intake pumps shall be equipped with flowmeters, which would record the pumped flow continuously. If the intake flow is discontinued for any 		event of “non-routine” operations				

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>reason, including non-routine HBGS operations, automatic intake pump shutdown shall occur.</p> <ul style="list-style-type: none"> • <u>Continuous Intake Water Temperature Measurement Devices:</u> The desalination facility intake pump station shall be equipped with instrumentation for continuous measurement of the intake temperature. Any fluctuations of the intake temperature outside preset normal limits shall trigger alarm and intake pump shutdown. This monitoring equipment shall provide additional protection against heat treatment or other unusual intake water quality conditions. • <u>Continuous Intake Water Salinity/Conductivity Measurement Devices:</u> The desalination facility intake pump station shall be equipped with instrumentation for continuous measurement of the intake seawater salinity. Any fluctuations of the intake salinity outside preset normal operational limits shall trigger an alarm and 						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>initiate intake pump shutdown. This monitoring equipment shall provide additional protection against discharge of unusual freshwater/surface water streams in the facility outfall.</p> <ul style="list-style-type: none"> • <u>Continuous Intake Water Oil Spill/Leak Detection Monitoring Devices</u>: The desalination facility intake pump station shall be equipped with instrumentation for oil spill/leak detection. Detection of oil in the intake water, even in concentrations lower than 0.5 milligrams per liter, shall automatically trigger an alarm and initiate intake pump shutdown. This monitoring equipment shall provide additional protection against unusual intake water quality conditions. • <u>Routine Communication with HBGS Staff</u>: While the desalination facility is in operation in conjunction with the HBGS, the desalination facility staff of each shift shall be required to contact HBGS personnel at least once per shift and inquire about unusual 						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
planned or unplanned events at the HBGS. If non-routine operations are planned at the HBGS, the desalination facility shall modify desalination facility operations accordingly.						
PW-3 During project operations, the RO membrane system shall be continuously monitored for feed seawater and permeate conductivity and the differential pressure through the membranes. If permeate salinity (i.e., total dissolved solids) concentration exceeds the design level, membranes shall be cleaned to recover their original performance capabilities.	Design and operation plans	Review design and operation plans and ensure RO membrane system is monitored for feed seawater and permeate conductivity and the differential pressure through the membranes	During operation	City Planning and Building Dept. and applicant/ designated monitors		
PW-4 Prior to project operations, the desalination facility operations staff shall develop an earthquake preparedness plan, which shall be reviewed and approved by the City of Huntington Beach. The plan shall be in compliance with all applicable regulations and	Earthquake preparedness plan	Review and approve earthquake preparedness plan	Prior to operation	City Fire Dept. and applicant/ desalination facility operations staff		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
shall include safety planning documentation providing measures that include but are not limited to coordination procedures with appropriate agencies and facility operations procedures to ensure water delivery under earthquake emergency conditions are maintained.						
PW-5 Prior to project operations, a corrosion monitoring system shall be installed in the proposed transmission pipeline at points of interconnection with the existing water distribution system to ensure that the proposed corrosion control measures are effective and adequate. The corrosion monitoring system will include monitoring beyond the point of connection in order to monitor downstream effects, if required by MWD.	Building plans	Review building plans and ensure corrosion monitoring system is installed	Prior to operation	City Public Works Dept.		
PW-6 To protect against potential taste and odor problems associated with the startup of facility operations, a sequential flushing program shall be initiated just prior to project startup that shall be coordinated with the involved water agencies to minimize sediment disturbance that might occur due to flow reversal in a portion of the existing distribution system.	Flushing program	Review flushing program and ensure coordination with water agencies to minimize sediment disturbance	Prior to operation	City Public Works Dept. and applicant		
PW-7 Prior to project operations, a sampling	Design plan	Review design	Prior to and	City Public		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
location shall be established near the physical connection of the transmission pipeline to the OC-44 feeder. A monitoring program shall be implemented for this location incorporating the following parameters: coliform bacteria, heterotrophic bacteria, chlorine residual, disinfection byproducts, and aesthetic parameters such as turbidity, odor, and color, as well as corrosion indices.		plan and ensure sampling location is established and monitored during operation	during operation	Works Dept. and applicant		
PW-8 Prior to project operations, the applicant shall coordinate with and obtain approval as required from applicable local and regional water agencies that own and operate the distribution system with which the desalinated water would come in contact. Various operating approvals and corresponding agreements shall be signed before the desalinated water is introduced into the local distribution system.	Operating approvals and agreements	Review approvals and agreements with appropriate local/regional water agencies	Prior to operation	City Public Works Dept. and applicant		
CONSTRUCTION-RELATED IMPACTS						
CONSTRUCTION - HYDROLOGY AND WATER QUALITY						
CON-1 Concurrent with the submittal of any Grading Plan or Demolition Plan, the Applicant shall submit an Erosion Control Plan to the City of Huntington Beach Public Works Department for review and approval, which shall include the following measures: <ul style="list-style-type: none"> Where necessary, temporary and/or 	Erosion Control Plan	Review Erosion Control Plan	Concurrent with the submittal of any Grading Plan or Demolition Plan	City Public Works Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>permanent erosion control devices, as approved by the City of Huntington Beach Public Works Department, shall be employed to control erosion and provide safety during the rainy season from October 15 to April 15.</p> <ul style="list-style-type: none"> • Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate the rapid construction of temporary devices when rain is imminent. • Erosion control devices shall not be moved or modified without the approval of the City of Huntington Beach Public Works Department. • All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%. • After a rainstorm, all silt and debris shall be removed from streets, check berms, and basins. 						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<ul style="list-style-type: none"> Graded areas on the permitted area perimeter must drain away from the face of the slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition. The permittee and contractor shall inspect the erosion control work and ensure that the work is in accordance with the approved plans. Water shall be applied to the site twice daily during grading operations or as otherwise directed by the County of Orange Inspector in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust Emissions). A grading operations plan may be required, including watering procedures to minimize dust and equipment procedures to 						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
minimize vehicle emissions from grading equipment.						
CON-2 Construction of the project shall include best management practices (BMPs) as stated in the Orange County Stormwater Management Program's Drainage Area Management Plan (DAMP). BMPs applicable to the project include the following: <ul style="list-style-type: none"> • Silt fences installed along limits of work, the project construction site, or both. • Stockpile containment (i.e., visqueen, fiber rolls, gravel bags, etc.) • Hillside stabilization structures (i.e., fiber matrix on slopes and construction access stabilization mechanisms, etc.) • Street sweeping • Tire washes for equipment • Runoff control devices (i.e., drainage swales, gravel bag barriers/chevrons, velocity check dams, etc.) 	Contract language and construction plans	Review and approve contract specifications and construction plans	Prior to construction	City Public Works Dept. and designated construction contractors		
CON-3 As part of its compliance with the NPDES requirements, the applicant shall prepare permit registration documents (PRDs)	Permit registration documents	Review Stormwater Pollution	Prior to construction	City Public Works Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
that include a Notice of Intent (NOI) to be submitted to the Santa Ana Regional Water Quality Control Board providing notification and intent to comply with the State of California general permit prior to any construction occurring. Prior to filing the PRDs, completion of a stormwater pollution prevention plan (SWPPP) shall be required for construction activities on site. A copy of the SWPPP shall be available, implemented, and amended at the construction site at all times.	(PRDs), Notice of Intent (NOI), and Stormwater Pollution Prevention Plan (SWPPP)	Prevention Plan (SWPPP), permit registration documents (PRDs), and Notice of Intent (NOI)				
CON-4 As part of its compliance with the NPDES requirements, the applicant shall prepare permit registration documents (PRDs) that include a Notice of Intent (NOI) to be submitted to the Santa Ana Regional Water Quality Control Board providing notification and intent to comply with the State of California general permit prior to any construction occurring. According to the risk level assessed to the discharges of the project, the applicant will comply with additional requirements of NPDES permit (Order No. 2009-0009 DWQ (CAS000002)) to be effective July 1, 2010. These include numeric action levels and/or numeric effluent limitations for pH and turbidity, the preparation of rain event action plans,	Permit registration documents (PRDs) and Notice of Intent (NOI)	Review permit registration documents (PRDs), Notice of Intent (NOI), and additional requirements of NPDES permit (Order No. 2009-0009 DWQ (CAS000002))	Prior to construction and dewatering activities	City Public Works Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
monitoring for pH and turbidity, and bioassessments.						
CON-5 Prior to any dewatering activities, the applicant shall obtain and comply with a general dewatering NPDES permit from the Santa Ana Regional Water Quality Control Board. Prior to dewatering into a sanitary sewer system, the project applicant will obtain the required permit and adhere to the conditions outlined in the permit issued by the Orange County Sanitation District.	NPDES and Orange County Sanitation District permit	Review and ensure adherence to NPDES and Orange County Sanitation District permits	Prior to dewatering activities	City Public Works Dept. and applicant		
CON-6 Prior to receiving any grading or building permit, the applicant shall prepare a precise grading and drainage plan containing the recommendations of the final soils and geotechnical analysis for temporary and permanent groundwater dewatering, as well as for surface drainage, for review and approval by the Santa Ana Regional Water Quality Control Board and the City of Huntington Beach Public Works Department. The dewatering plan shall ensure treatment in compliance with the NPDES dewatering permit to be issued by the Santa Ana Regional Water Quality Control Board. Where necessary, a dewatering treatment system shall be employed to remove contaminants. For instance, for treatment of volatile organic	Grading and drainage plan	Review and approve grading and drainage plan Obtain approval from Santa Ana Regional Water Quality Control Board	Prior to permitting	City Public Works Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>compounds such as trichloroethylene, the system may employ at least two beds of granular activated carbon in series in addition to physical processes used to reduce suspended solids.</p> <p>The applicant will comply with the approved dewatering plan. The dewatering plan will include provisions for the installation and operation of a monitoring well system for the duration of the desalination facility construction period. The monitoring well system will ensure that construction activities do not have any measurable impacts on groundwater quality outside of the boundaries of the desalination facility site. The City of Huntington Beach shall require that the applicant prepare a groundwater hydrology study to determine the lateral transmissivity of area soils and a safe pumping yield such that dewatering activities do not interfere with nearby water supplies. The groundwater hydrology study shall make recommendations on whether permanent groundwater is feasible within the constraints of a safe pumping level.</p>						
CON-7 Prior to issuance of any grading permits, the applicant shall inform the Orange County Water District (OCWD) of its plans for on-site	Notification to Orange County Water District	Ensure Orange County Water District	Prior to permitting	City Public Works Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
dewatering and, if necessary, acquire necessary permits and approvals from the OCWD to ensure that no adverse impacts on the groundwater basin or seawater intrusion barrier occur as a result of the proposed project. The applicant would comply with any approved dewatering permits or plans.	(OCWD)	(OCWD) is informed of dewatering plans and permits are acquired (if required)				
CON-8 During dewatering operations, a survey program shall be conducted on surrounding properties and structures to ensure that movement or settlement from on-site dewatering operations does not occur. This survey program would be subject to approval by the City of Huntington Beach Engineer and shall outline measures to be completed in the event that movement or settlement is identified, which could include discontinuing dewatering activities.	Dewatering survey program	Review and approve dewatering survey program	During construction and dewatering operations	City Public Works Dept.		
CON-9 Should on-site dewatering operations require discharge into the sanitary sewer system, the applicant shall obtain applicable permits and approvals from the Orange County Sanitation District and City of Huntington Beach Public Works Department prior to any dewatering operations. Should the dewatering discharge be directed to existing AES storm drain facilities, the Applicant shall ensure that dewatering is addressed in the applicant's Santa	Permits and approvals from the Orange County Sanitation District and City of Huntington Beach Public Works Department	Review applicable permits and seek approval from the Orange County Sanitation District	Prior to dewatering operations	City Public Works Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
Ana Regional Water Quality Control Board NPDES permit.						
CONSTRUCTION - AIR QUALITY						
CON-10 Prior to issuance of any grading permit, the applicant shall demonstrate (through submittal of a grading plan to the City of Huntington Beach) that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's rules and regulations. In addition, SCAQMD Rule 402 requires the implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors: <ul style="list-style-type: none"> • Active portions of the construction site shall be watered twice daily to prevent excessive amounts of dust • On-site vehicle speed shall be limited to 15 miles per hour • All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized • Visible dust beyond the property line 	Grading plan	Review grading plan and ensure dust suppression techniques are implemented to prevent fugitive dust	Prior to issuance of grading permit and during construction	City Public Works Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>that emanates from the project shall be prevented to the maximum extent feasible</p> <ul style="list-style-type: none"> • All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site • Track-out devices shall be used at all construction site access points • All delivery truck tires shall be watered down, scraped down, or both prior to departing the job site. • Non-toxic soil stabilizers shall be applied to all disturbed construction sites that will be inactive for 10 days or more • All excavating and grading operations shall be suspended when wind gusts (as instantaneous gusts) exceed 25 miles per hour. • A construction relations officer shall be appointed to act as a community liaison concerning on-site construction activity including resolution of issues related to fugitive 						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
dust.						
CON-11 All trucks that are to haul excavated or graded material on site shall comply with California Vehicle Code Section 23114(b)(F)(e)(4) as amended, regarding the prevention of materials spilling onto public streets and roads. Prior to the issuance of grading permits, the applicant shall demonstrate to the City of Huntington Beach Engineer how the project operations subject to that specification during hauling activities shall comply with the provision set forth in Sections 23114(b)(F)(e)(4).	Construction plans	Review plans and confirm that hauling activities shall comply with California Vehicle Code Section 23114(b)(F)(e)(4)	Prior to the issuance of grading permit and during construction	City Public Works Dept. and applicant		
CON-12 Prior to issuance of a grading permit, the City of Huntington Beach Engineer and the chief building official shall confirm that the grading plan, building plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, O ₃ precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Maintenance records shall be provided to the City. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.	Contract language and construction equipment vehicles maintenance records	Review maintenance records and ensure construction equipment vehicles engines are maintained in good condition	Prior to the issuance of grading permit	City Public Works Dept. and Planning and Building Dept.		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
CON-13 The following measures shall be implemented by the contractor to reduce ROG emissions resulting from application of architectural coatings: <ul style="list-style-type: none"> • Use high-pressure-low-volume paint applicators with a minimum transfer efficiency of at least 50% • Use required coatings and solvents with an ROG content lower than required under Rule 1113 • Utilize building materials that do not require painting to the extent feasible • Use pre-painted construction materials. 	Contract language and construction plans	Review contract specifications and ensure reduction of ROG emissions are achieved through best management practices	During construction	City Planning and Building Dept. and applicant/ designated contractor		
CON-14 Prior to issuance of a grading permit, a Diesel Fuel Reduction Plan shall be submitted to the City Engineer. This plan shall identify the actions to be taken to reduce diesel fuel emissions during construction activities (inclusive of grading and excavation activities). Reductions in diesel fuel emissions can be achieved by measures including but not limited to the following: a) use of alternative energy sources, such as compressed natural gas or liquefied petroleum gas, in mobile equipment and vehicles; b) use of "retrofit technology,"	Diesel Fuel Reduction Plan	Review Diesel Fuel Reduction Plan	Prior to issuance of grading permit	City Public Works Dept. and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>including diesel particulate traps, on existing diesel engines and vehicles; and c) other appropriate measures. Prior to the issuance of a grading permit, the Diesel Fuel Reduction Plan shall be filed with the City of Huntington Beach. The plan shall include, at a minimum, the following provisions:</p> <ul style="list-style-type: none"> • All diesel-fueled off-road construction equipment shall be California Air Resources Board certified or use post-combustion controls that reduce pollutant emissions to the same level as California Air Resources Board certified equipment. California Air Resources Board certified off-road engines are engines that are 3 years old or less and comply with lower emission standards. Post-combustion controls are devices that are installed downstream of the engine on the tailpipe to treat the exhaust. These devices are now widely used on construction equipment and are capable of removing over 90% of the PM10, CO, and volatile organic compounds from engine exhaust, depending on the specific device, 						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>sulfur content of the fuel, and specific engine. The most common and widely used post-combustion control devices are particulate traps (e.g., soot filters), oxidation catalysts, and combinations thereof.</p> <ul style="list-style-type: none"> • All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible. • The effectiveness of the latest diesel emission controls is highly dependent on the sulfur content of the fuel. Therefore, diesel fuel used by on- and off-road construction equipment shall be low sulfur (less than 15 ppm) or other alternative, low-polluting diesel fuel formulation. 						
CON-15 Prior to the issuance of grading permits, the applicant shall ensure evidence acceptable to the City of Huntington Beach	Contract language and construction	Review contract language and construction	Prior to the issuance of grading	City Public Works Dept., Planning and		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>Planning and Building Department and Public Works Department that:</p> <ul style="list-style-type: none"> • Construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. • Operations shall comply with the City of Huntington Beach Municipal Code Chapter 8.40 (Noise Control). • Property owners and occupants located within 1,200 feet of the desalination facility boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents 	plans	<p>plans</p> <p>Ensure construction noise does not exceed City's noise ordinance</p>	permits	Building Dept., and applicant		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>can inquire about the construction process and register complaints.</p> <ul style="list-style-type: none"> • Prior to issuance of a grading or building permit, the applicant shall demonstrate to the satisfaction of the City's Building Official how construction noise reduction methods (e.g., shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, and maximizing the distance between construction equipment staging areas and occupied residential areas) shall be used where feasible. • Construction haul routes shall be designed to avoid noise-sensitive uses (e.g., residences, schools, etc.). • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. 						
CONSTRUCTION - UNDERGROUND UTILITIES						
CON-16 Unless underground utility locations are well documented, as determined	Construction plan	Verify underground	Prior to construction	City Public Works Dept. and		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
by the City of Huntington Beach Public Works Department, the project engineer shall perform geophysical surveys to identify subsurface utilities and structures, and incorporate the findings into site design prior to construction. Pipelines or conduits that may be encountered within the excavation and graded areas shall either be relocated or cut and plugged according to the applicable code requirements.		utility locations. If necessary, review geophysical surveys conducted identifying subsurface utilities and structures, and ensure findings are incorporated in site design		applicant		
CONSTRUCTION - AESTHETICS						
CON-17 During construction, a security fence, the height of which shall be determined by the City of Huntington Beach Planning and Building Department, shall be installed around the perimeter of the site. The construction site shall be kept clear of all trash, weeds, etc.	Contract language and construction plan	Review contract language and construction plan and ensure security fence is installed around the perimeter of the site	During construction	City Planning and Building Dept. and applicant/ designated contractor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
CON-18 Construction activities shall be concentrated away from adjacent residential areas, to the extent feasible. Equipment storage and soil stockpiling shall be at least 100 feet away from adjacent residential property lines.	Contract language and construction plan	Review contract language and construction plan and ensure avoidance of adjacent residential areas, to the extent feasible, and equipment storage and soil stockpiling is at least 100 feet from residential property	During construction	City Planning and Building Dept.		
CONSTRUCTION - HAZARDS AND HAZARDOUS MATERIALS						
CON-19 Prior to excavation of the contaminated area and other areas for rough grading, the project site shall be cleared of excess vegetation, surface trash, piping, debris, and other deleterious materials. These materials shall be removed and disposed of properly (recycled, if possible).	Contract language and construction plans	Review contract language and construction plans and ensure removal and disposal of excess vegetation, surface trash,	Prior to excavation	City Public Works Dept. and applicant/ designated contractor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
		<p>pipings, debris, and other deleterious materials from project site</p>				
<p>CON-20 Proper excavation procedures shall comply with the Occupational Safety and Health Administration's Safety and Health Standards. If applicable, the SCAQMD Rule 1166 permit shall be obtained prior to the commencement of excavation and remedial activities.</p>	<p>Contract language and construction plans</p>	<p>Review contract language and construction plans and ensure compliance with Occupational Safety and Health Administration's Safety and Health Standards</p> <p>Review SCAQMD Rule 1166 permit (if applicable)</p>	<p>Prior to and during excavation and remediation</p>	<p>City Public Works Dept. and applicant/ designated contractor</p>		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
CON-21 The contractor shall follow all recommendations contained within the adopted Remedial Action Plan and Health and Safety Plan for the project site.	Remedial Action Plan and Health and Safety Plan	Review Remedial Action Plan and Health and Safety Plan and ensure recommendations are followed	During construction	City Fire Dept. and applicant/ designated contractor		
CON-22 A licensed asbestos/lead abatement contractor shall be obtained to remediate the asbestos-containing materials and lead-based paint on site prior to construction. The contractor shall contact the SCAQMD and the City of Huntington Beach Departments of Planning, Building and Safety, and Fire prior to asbestos/lead paint removal.	Contract language and construction plans	Review contract language and construction plans. Coordinate with SCAQMD and the fire department	Prior to construction and asbestos/lead paint removal	City Planning and Building Dept., Fire Dept., and applicant/ designated contractor		
CON-23 If any hazardous materials not previously addressed in the mitigation measures contained herein are identified and/or released to the environment at any point during the site cleanup process, operations in that area shall cease immediately. At the earliest possible time, the contractor shall notify the City of Huntington Beach Fire Department of any such findings. Upon notification of the appropriate agencies, a course of action would be determined subject to the approval of the City of Huntington Beach	Contract language and construction plans	Review contract language and construction plans and ensure cleanup/construction is ceased if hazardous materials are identified and/or	During construction	City Fire Dept., Public Works Dept., and applicant/ designated contractor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
Public Works Department and Fire Department.		released. Notify City fire department.				
CON-24 All structures must be cleaned of hazardous materials prior to off-site transportation or hauled off site as a waste in accordance with applicable regulations.	Contract language and construction plans	Review contract language and construction plans and ensure structures of hazardous materials are cleaned prior to off-site transportation	During construction	City Fire Dept., Public Works Dept., and applicant/ designated contractor		
CON-25 Structure removal operations shall comply with all regulations and standards of the SCAQMD	Contract language and construction plans	Review contract language and construction plans and ensure compliance with regulations and standards of SCAQMD for	During construction	City Planning and Building Dept. and applicant/ designated contractor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
		structure removal				
CON-26 The contractor shall post signs prior to commencing remediation, alerting the public to the site cleanup operations in progress. The City of Huntington Beach Planning and Building Department and Public Works Department shall review and approve the size, wording, and placement of these signs.	Cleanup/remediation signage	Review public notice of site cleanup	Prior to and during remediation	City Planning and Building Dept., Public Works Dept., and applicant/designated contractor		
CON-27 Unrecorded or unknown wells uncovered during the excavation or grading process shall be immediately reported to and coordinated with the City of Huntington Beach Fire Department and state Division of Oil, Gas, and Geothermal Resources, and shall meet City of Huntington Beach Specification 422.	Contract language and construction/grading plans	Review contract language and construction plans Report unrecorded or unknown wells uncovered during the excavation or grading process	During excavation/grading	City Fire Dept., DOGGR, and applicant/designated contractor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
CON-28 During remediation, if any soil was found to be hazardous due to contamination other than petroleum hydrocarbons, it would be segregated, stockpiled, and handled separately after issuance of a stockpiling permit by the City of Huntington Beach Public Works Department.	Contract language and construction/ remediation plans	Review contract language and construction plans Segregate and stockpile any soil deemed hazardous	During remediation	City Public Works Dept.and applicant/ designated contractor		
CON-29 Dust and volatile organic emissions from excavation activities shall be controlled through water spray or by employing other approved vapor suppressants, including hydromulch spray, in accordance with Regional Water Quality Control Board Waste Discharge Requirements and the SCAQMD permit conditions.	Contract language and construction plans	Review contract language and construction plans and ensure control of dust and VOC emissions	Prior to construction and excavation	City Public Works Dept.and applicant/ designated contractor		
CON-30 Prior to the excavation process for pipeline construction, the contractor shall coordinate with the Orange County Integrated Waste Management Department in order to ensure that proposed pipeline construction does not impact drainage of the former Cannery Street Landfill.	Contract language and construction plans	Review contract language and construction plans Coordinate with the Orange County Integrated Waste	Prior to construction and excavation	City Public Works Dept.and applicant/ designated contractor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
		Management Department to ensure proposed pipeline construction does not impact drainage of the former Cannery Street Landfill				
CON-31 Methane migration features would be consistent with the requirements of the City of Huntington Beach Specification Number 429 and other applicable state and federal regulations. The methane migration features shall be submitted for review and approval to the Orange County Health Care Agency, Environmental Health Division and the City of Huntington Beach Fire Department.	Methane migration features report	Review and confirm approval of methane migration features report	Prior to construction	City Fire Dept., Orange County Health Care Agency, Environmental Health Division, and applicant		
CON-32 Studies to evaluate the potential for landfill gas generation and migration would be completed prior to implementation of the proposed water delivery component of the project. Appropriate mitigation measures would be coordinated with the SCAQMD, Solid Waste Local Enforcement Agency, Regional Water	Studies to evaluate the potential for landfill gas generation and migration	Review studies to evaluate the potential for landfill gas generation and migration	Prior to construction	City Public Works Dept. and Fire Dept. in coordination with SCAQMD, Solid Waste Local Enforcement		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
Quality Control Board, and the City of Huntington Beach Fire Department. Mitigation measures shall entail active or passive extraction of landfill gas to control surface and off-site migration and passive barriers with vent layers and alarm systems below trenches and within 1,000 feet of the former Cannery Street Landfill boundary. A comprehensive monitoring network would be established along the pipeline alignment adjacent to the landfill. Periodic monitoring of the monitoring network would be performed.				Agency, Regional Water Quality Control Board, and applicant		
CON-33 Closure reports or other acceptable documentation shall be reviewed and approved by the Huntington Beach Fire Department to document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92. The reports/documentation shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.	Closure reports and documentation	Review closure reports to document the successful completion of required soil remediation activities	Prior to issuance of grading permits	City Fire Dept. and applicant		
CONSTRUCTION - TRAFFIC						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>CON-34 Prior to construction, a traffic management plan (TMP) shall be prepared and implemented to the satisfaction of the affected jurisdiction within which the facilities are to be constructed where construction would affect roadways. The affected jurisdiction shall review and approve the TMP prior to construction to ensure that congestion and delay of traffic resulting from project construction is not substantially increased and will be of a short-term nature. To ensure that congestion and delay of traffic resulting from project construction is not substantially increased, the TMP shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> • Limit construction to one side of the road or out of the roadbed where possible • Provide of continued access to commercial and residential properties adjacent to construction sites • Provide alternate bicycle routes and pedestrian paths that comply with the American with Disability Act Accessibility Guidelines, where existing paths/routes are disrupted by 	Traffic management plan	Review and confirm implementation of traffic management plan	Prior to construction	Affected jurisdiction's traffic staff and applicant/designated contractor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>construction activities, if any</p> <ul style="list-style-type: none"> • Submit a truck routing plan for approval by the City of Huntington Beach, Orange County, and other responsible public agencies in order to minimize impacts from truck traffic during material delivery and disposal • Where construction is proposed for two-lane roadways, confine construction to one-half of the pavement width. Establish one lane of traffic on the other half of the roadway using appropriate construction signage and flagmen, or submit a detour plan for approval by the City Traffic Engineer • The traffic management plan shall specifically address the proposed Ascon landfill remediation activities and provide measures to ensure that the timing and frequency of truck traffic entering and exiting the landfill, in conjunction with project construction, will not result in substantial delays, or circulation conflicts. Measures may include 						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>staggering of work hours/construction days, use of flag personnel, alternate routes, or other measures capable of avoiding or reducing traffic congestion</p> <ul style="list-style-type: none"> • Affected agencies shall approve the traffic management plan at least two weeks prior to construction. Per California Department of Transportation (Caltrans) requirements, the applicant shall submit the traffic management plan to Caltrans at the 90% design phase • Construction activities shall, to the extent feasible, be coordinated with other construction activity taking place in the affected area(s) • Provide for temporary parking, where necessary, during installation of pipelines within the AES site. • On- and off-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project. • Ensure that access will be maintained to individual properties and 						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
businesses, and that emergency access will not be restricted. The contractor shall coordinate in advance with local jurisdictions to avoid restricting movements of emergency vehicles. Jurisdictions shall notify police departments, fire departments, ambulance services, and paramedic services in advance of the proposed locations, nature, timing, and duration of construction activities and shall advise of access restrictions that could impact their effectiveness. At locations where access to nearby property is blocked, provision shall be ready at all times to accommodate emergency vehicles, such as plating over excavations, short detours, and alternate routes in conjunction with local agencies.						
CON-35 Prior to initiating the removal of structures and contaminated materials, the contractor must provide evidence that the removal of materials would be subject to a traffic control plan, for review and approval by the City of Huntington Beach Public Works Department. The intent of this measure is to minimize the	Contract language and traffic control plan	Review contract language or evidence that the removal of materials would be subject to traffic control	Prior to removal of structures/contaminated materials	City Public Works Dept. and applicant/designated contractor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
time period and disruption of heavy-duty trucks.		plan				
CON-36 Construction-related activities would be subject to, and comply with, standard street use requirements imposed by the City of Huntington Beach, Orange County, and other public agencies, including the use of flagmen to assist with haul truck ingress and egress of construction areas and limiting the large size vehicles to off-peak commute traffic periods.	Contract language and traffic control plan	Review contract language and traffic control plan and ensure compliance with City, Orange County, and other public agencies' street use requirements	During construction	Affected jurisdiction's traffic staff and applicant/ designated contractor		
CON-37 The contractor shall obtain the necessary right-of-way encroachment permits and satisfy permit requirements prior to any construction. Nighttime construction may be performed in congested areas. Also, nighttime construction activities shall have prior approval by the City of Huntington Beach Public Works Department and other affected agencies.	Right-of-way encroachment permits	Review right-of-way encroachment permits and approval of nighttime construction activities	Prior to construction	Affected jurisdiction's Public Works staff and applicant/ designated contractor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
CON-38 During periods of heavy equipment access or truck hauling, the contractor would provide construction traffic signage and a construction traffic flagman to control construction and general project traffic at points of ingress and egress and along roadways that require a lane closure.	Contract language	Review contract specifications to ensure provision of construction traffic signage and flagman	During construction	Affected jurisdiction's traffic staff and applicant/designated contractor		
CON-39 The applicant shall coordinate with the Public Works Department, Traffic Engineering Division in developing a truck and construction vehicle routing plan prior to issuance of grading permits. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction related impacts to adjacent residents and the surrounding area. The plan shall take into consideration any street improvement construction occurring in the vicinity. These plans must be submitted for approval to the Public Works Department.	Truck and construction vehicle routing plan	Review truck and construction vehicle routing plan	Prior to issuance of grading permits	City Public Works Dept. and applicant		
CONSTRUCTION - BIOLOGICAL RESOURCES						
CON-40 The willow scrub vegetation on the OC-44 pump station site (primary site) provides suitable nesting and foraging habitat for the least Bell's vireo (<i>Vireo bellii bellii</i>). The	Construction documents	Review construction documents and confirm	Prior to and during construction	City Planning and Building Dept., Public Works Dept. and		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
applicant shall demonstrate in its construction documents that construction activities do not directly affect the willow scrub vegetation. Further, if construction is to occur during the breeding season for least Bell's vireo (March 1 through September 15), focused surveys for this species are recommended in order to determine this species presence or absence from the project site prior to any construction activities. If the species is detected, and if construction occurs during the breeding season within 500 feet of active nest sites, construction noise shall be limited to 60 decibels adjusted at the nest location.		construction activities do not directly affect the willow scrub vegetation. Confirm focused surveys for this species are conducted if construction is to occur during the breeding season for least Bell's vireo (March 1 through September 15).		applicant/ qualified biologist		
CON-41 To avoid impacts on nesting birds (including the least Bell's vireo), construction activities for the OC-44 booster pump station site or optional sites (whichever is selected) should be conducted between September 16 and March 14. If construction occurs inside the peak nesting season (between March 15 and September 15), a preconstruction	Contract language and construction schedule	Review construction schedule, preconstruction survey(s), and monitoring reports.	Prior to and during construction	City Planning and Building Dept., Public Works Dept. and applicant/qualified biologist		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>survey (or possibly multiple surveys) will be conducted prior to construction activities by a qualified biologist to identify any active nesting locations. If the biologist does not find any active nests within the project site, the construction would be allowed to proceed. If the biologist finds an active nest within the project site and determines that the nest may be impacted, the biologist would delineate an appropriate buffer zone around the nest; the size of the buffer zone would depend on the affected species and the type of construction activity. Any active nests observed during the survey would be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a biological monitor would take place within the buffer zone until the nest is vacated. The biologist shall serve as a construction monitor during those periods when construction activities shall occur near active nest areas to ensure that no inadvertent impacts on these nests shall occur. Results of the preconstruction survey and any subsequent monitoring shall be provided to the California Department of Fish and Game and any other appropriate CEQA lead and responsible agencies.</p>						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
CON-42 Suitable habitat for the coastal California gnatcatcher (<i>Poliophtila californica</i>) is present within the coastal sage scrub vegetation that occurs immediately east of the primary site for the OC-44 pump station. Additionally, gnatcatchers were observed in this area during the biological survey. The applicant shall demonstrate in its construction documents that occupied coastal sage scrub vegetation is not directly affected by construction activities. Further, if construction activities take place during the breeding season for this species (between February 15 and August 30 for areas within the Natural Community Conservation Plan), a preconstruction survey is recommended in order to determine the presence or absence of this species from the project site. If this species is found to occur on the project site, and if construction occurs during the breeding season within 500 feet of active nest sites, construction noise shall be limited to 60 decibels adjusted at the nest location.	Contract language and construction documents	Review construction documents and preconstruction survey(s), as necessary	Prior to and during construction	City Planning and Building Dept., Public Works Dept. and applicant		
CON-43 A survey for active raptor nests by a qualified biologist would be required on the proposed OC-44 booster pump station site prior to any habitat disturbance during the breeding season (generally between February 1 and June	Survey and construction plans	Review survey results and construction plans.	Prior to and during construction	City Planning and Building Dept., Public Works Dept. and applicant/		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
30). Any occupied nests found during survey efforts would be mapped on construction plans. Restrictions on construction activities may be required in the vicinity of the nest until the nest is no longer active as determined by a qualified biologist. In many circumstances, a 300- to 500-foot buffer zone is designated around an active nest to minimize disturbance to the active nest. Once the nest is no longer in use for the season, construction can proceed within the buffer zone.				qualified biologist		
CON-44 The project applicant shall prepare a horizontal directional drill contingency plan prior to each major bore to address procedures for containing an inadvertent release of drilling fluid (frac-out). The plan shall contain specific measures for monitoring frac-outs, containing drilling mud, and notifying agency personnel. The City Engineer and appropriate resource agencies shall review the site-specific Frac-Out Contingency Plan prior to each major bore, and during construction the project applicant shall implement the measures identified in the plan.	Horizontal directional drill contingency plan (Frac-Out Contingency Plan)	Review horizontal directional drill contingency plan and conform to approved plan	Prior to construction and each major bore	City Public Works Dept. and applicant		
CON-45 In order to minimize potential construction impacts to nesting savannah sparrows (<i>Passerculus sandwichensis</i>) near the proposed desalination facility, a qualified	Preconstruction nesting survey for savannah sparrows	Review preconstruction survey report	Prior to construction	City Planning and Building Dept. and applicant/		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
biologist will perform a preconstruction nesting survey in consultation with applicable regulatory agencies. Should nesting savannah sparrows be found, adequate mitigation (e.g., relocation, construction noise abatement measures, etc.) would be implemented as appropriate based on the findings of the preconstruction survey.		Ensure adequate mitigation is implemented, as necessary		qualified biologist		
CON-46 Focused surveys for sensitive biological resources performed prior to proposed project implementation shall include a review of data within the California Natural Diversity Database to obtain current information on any previously reported sensitive species/habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.	Focused surveys for sensitive species, including review of California Natural Diversity Database	Review of focused survey results	Prior to construction	City Planning and Building Dept. and applicant/qualified biologist		
CON-47 Construction activities would be limited to a well-defined area. Prior to grading and construction activities, a qualified biologist shall fence or stake the limits of disturbance.	Contract language and construction plan	Review contract language and construction plan Confirmation that fencing/staking occurs	Prior to and during grading and construction	City Planning and Building Dept. and applicant/qualified biologist		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
CON-48 A qualified biologist shall monitor construction activities to ensure that no inadvertent impacts on biological resources occur.	Contract language and construction plan	Review contract language and construction plan Confirmation of qualified monitor	During construction	City Planning and Building Dept. and applicant/qualified biologist		
CONSTRUCTION - CULTURAL AND PALEONTOLOGICAL RESOURCES						
CON-49 Should buried historical/archaeological resources be discovered during excavation on the OC-44 proposed booster pump station site, all construction work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds	Contract language and construction plan	Review contract language and construction plan	During excavation	City Planning and Building Dept., Public Works Dept. and applicant/designated archaeologist, as necessary		
CON-50 During excavation of 5 feet below ground surface or lower on the proposed OC-44 booster pump station site, a paleontological resource recovery program for Miocene invertebrate fossils shall be implemented. This program shall include, but not	Paleontological resource recovery program	Review paleontological resource recovery program	During excavation	City Planning and Building Dept., Public Works Dept. and applicant/designated		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>be limited to, the following:</p> <ul style="list-style-type: none"> Monitoring by a qualified paleontologic monitor of excavation in areas identified as likely to contain paleontologic resources. The monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments, which are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units described herein are not encountered, or upon exposure are determined following examination by qualified paleontologic personnel to have low potential to contain fossil resources. Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. 				paleontologic monitor		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<ul style="list-style-type: none"> • Identification and curation of specimens into a museum repository with permanent retrievable storage. The paleontologist should have a written repository agreement in hand prior to the initiation of mitigation activities. • Preparation of a report of findings with appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate lead agency, would signify completion of the program to mitigate impacts to paleontologic resources 						
CON-51 A qualified paleontologist shall be retained to monitor grading operations at the proposed desalination facility site and, if necessary, to salvage scientifically significant fossil remains. The paleontologist shall have the authority to temporarily divert or direct grading efforts to allow evaluation and salvage of exposed fossils.	Contract language and grading/construction plan	Review contract language and grading/construction plan	During construction grading	City Planning and Building Dept. and applicant/ designated paleontologist		
CON-52 While it is not anticipated, in the case that human remains are found within the OC-44 booster pump station site, no further excavation or	Contract language and construction plan	Review contract language and construction	During construction	City Planning and Building Dept., Public		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. The County coroner shall be notified within 24 hours of the discovery. If the County coroner determines that the remains are or are believed to be Native American, the California Native American Heritage Commission in Sacramento must be notified within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the Native American Heritage Commission must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendants shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.		plan		Works Dept. and applicant		
